

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS R-1, R-2,
R-2a, R-3 AND R-4 IN THE PROPOSED CAMPUS
HIGH SCHOOL URBAN RENEWAL PROJECT AREA
PROJECT NO. MASS. R-129

WHEREAS, the Boston Redevelopment Authority, (herein called the "Authority" has entered into a Temporary Loan Contract, Early Land Acquisition, for financial assistance under Title I with the United States of America acting by and through the Secretary of the Department of Housing and Urban Development pursuant to which federal funds will be provided for early land acquisition and related activities in connection with an urban renewal project (herein called "Project") known as the Campus High School Urban Renewal Project; and

WHEREAS, the City Council of the City of Boston has authorized, by Resolution dated December 28, 1966, the early disposition of the above-captioned parcels and declared its intention to approve an Urban Renewal Plan containing the land use provisions and controls applicable to the above-captioned parcels; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Authority has determined that the early disposition of the above-captioned parcels is justified on the grounds that the use of the land for low-to-moderate income housing will provide a necessary housing relocation resource and will be of significant benefit in meeting the critical need for new housing in the City of Boston; and

WHEREAS, the Lower Roxbury Community Corporation has formally expressed interest in developing low to moderate income housing on Disposition Parcels R-1, R-2, R-2a, R-3 and R-4;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Lower Roxbury Community Corporation be and hereby is tentatively designated as redeveloper of Disposition Parcels R-1, R-2, R-2a, R-3 and R-4 subject to:

- (a) Formation of a Mortgagor Corporation to take title to the land;
- (b) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

- (c) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (d) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) A preliminary site plan indicating the number and composition of the units which can be developed on this site; and
 - (iii) Evidence of financing commitments from banks or other lending institutions; and
 - (iv) Proposed development schedule.
- (e) Submission of a penalty bond in the total penal sum of \$100,000.00 in a form satisfactory to the Authority to insure adherence to the construction schedule finally approved by the Authority.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

January 29, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Tentative Designation of Redeveloper
In Early Land Acquisition Area
Disposition Parcels R-1, R-2, R-2a, R-3 and R-4
Campus High School Urban Renewal Project, Mass. R-129

Summary: This memorandum requests that the Authority tentatively designate the Lower Roxbury Community Corporation as the Redeveloper of the above-captioned parcels within the early land acquisition area of the Campus High School Urban Renewal Project.

Within the Campus High School Urban Renewal Project, low to moderate income housing is proposed to be constructed within the area bounded generally by the Southwest Expressway, the Inner Belt, Shawmut Avenue, and Ruggles Street. The sites of the housing, Parcels R-1, R-2, R-2a, R-3 and R-4, have been designated as part of the early land acquisition area under the terms of the Temporary Loan Contract executed by the Authority and the Department of Housing and Urban Development.

The Lower Roxbury Community Corporation, a non-profit organization, to which every resident of the Project Area belongs as a member, has negotiated and cooperated with the Boston Redevelopment Authority in developing plans for the new housing to be used as a relocation resource for those residents who are to be relocated in order to allow the construction of the new Campus High School to proceed.

For over the past year, the staff of the Lower Roxbury Community Corporation has cooperated closely with the staff of the Authority in developing a major proposal for the redevelopment of the above-captioned parcels. This major development proposal (detailed in the attachment) will provide approximately 400 new dwelling units, as well as open-space areas for recreation and retail commercial facilities.

The Lower Roxbury Community Corporation will be receiving its funding for "seed money" from the Tuckerman Memorial Foundation, Inc.; they have selected John Sharratt Associates, Inc. in association with Samuel Glaser & Partners as the architects; Housing Innovations, Inc., Dennis Blackett, President, as the development consultant; Charles Lewis, Esq., as the attorney. A general contractor has not been decided upon at this time.

It is recommended that the Lower Roxbury Community Corporation be tentatively designated as the redeveloper of the above-captioned parcels, located within the early land acquisition area of the proposed Campus High School Urban Renewal Project, with the understanding that they will form a mortgagor corporation which will take title to the land.

An appropriate Resolution is attached.

Attachments

A DEVELOPMENT PROPOSAL FOR RESIDENTIAL HOUSING IN THE CAMPUS HIGH SCHOOL URBAN RENEWAL AREA

Prepared by
Lower Roxbury Community
Corporation

HISTORICAL BACKGROUND

The Area

Prior to the second World War the Lower Roxbury community was a stable predominantly home owned area of low and moderate income working class families. It contained a wide mixture of various black and white ethnic groupings (Portuguese, West Indian, Jewish, Italian etc.) The center of the community was the Madison Park recreational area. The community's other attractions were its closeness to the Dudley Station transit and commercial facilities, and its general accessibility to the major activity areas in Boston.

Subsequent to the War and in the latter part of the forties the threat of the Inner Belt encouraged certain absentee landlords, to begin the systematic abandonment of their properties. In the early fifties the Whittier Street Housing project was constructed and family growth within the project lead to overcrowding there and within the community generally. The continued threat of the Inner Belt, plus Urban Renewal activities in the South End in the early sixties, speeded up the deterioration of the neighborhood.

The community is now composed of the residents of the Whittier Street project, resident homeowners who have held on to their properties and the elderly who have been unable or unwilling to move from a neighborhood they have lived in for a long time and whose former stability they still remember. The impact of the proposed Campus High School Urban Renewal project has served to coalesce the remaining residents into one of the strongest community groups within the city. That community represented by LRCC now stands ready to redevelop its area.

HISTORICAL BACKGROUND (continued)Sponsor-Developer

The Lower Roxbury Community Corporation was organized because of the community's interest in attracting the Campus High School to the Madison Park area. The residents felt the High School would provide an impetus to the renewal of the area. When it was learned that the Campus High School would force all of the residents out of the area without providing relocation housing, LRCC then turned its attention to making sure that housing would be provided as part of the general renewal plan. Through extensive negotiations with the Boston Redevelopment Authority memorandum of understanding was signed which assured the community that at least 400 units of housing would be built as part of the Urban Renewal plan and gave the community the right to participate in the development of that housing. For the last two years LRCC has conducted extensive research on housing development while awaiting the processing of the early land commitments by the Boston Redevelopment Authority and HUD. During that time LRCC has gained a very thorough understanding of housing development and the various possibilities available for low and moderate income housing. During that time they have also associated with the Tuckerman Foundation which has agreed to provide up to \$200,000 seed money for the project.

LRCC has also been involved in aspects, other than housing, affecting the Lower Roxbury Community and has conducted numerous studies on such topics as welfare, education, recreation, etc. It also includes within its general membership most of the social service and community agencies of the area such as Saint Frances DeSales, the Cooper Community Center, St. John's Episcopal Church, the APAC, Model Cities, etc. LRCC boasts a 100% membership of the residents of the Campus High School Urban Renewal area and regularly turns out at its meetings 30% of the residents of the area. LRCC has also organized a development team for the development in question and now stands ready to proceed with the rebuilding of its community.

(See exhibit A for a list of the Board of Directors of Lower Roxbury Community Corporation)

INTRODUCTION

Site

The 15 acre site is located in the northwest corner of the Boston Model Cities area approximately 2 miles from downtown Boston. It is adjacent to the proposed route of the Inner Belt to the North, Shawmut Avenue and the Dudley Station area to the East, and the proposed Campus High School and existing Whittier Street project to the South and West. The site is generally flat sloping gently downward toward the north. Its most striking characteristics are the host of new and renewed facilities which will surround it.

1) Highways and Streets

Two limited access highways, the southwest Expressway and the Inner Belt are to be constructed either adjacent to or in the immediate vicinity of the site. Shawmut Avenue and Roxbury Street, as well as other nearby arterials are to be substantially improved. These changes provide the site with superior vehicular access.

2) Mass Transit

The Washington Street El is to be relocated to the right-away of the Southwest Expressway, and will be extended south beyond its present Forest Hill Terminus.

3) Campus High School

A 5000 student Campus High School is proposed adjacent to the site and will contain both indoor and outdoor recreational facilities for community use.

4) Commercial Areas

Dudley Station is presently undergoing an informal private renewal and with new vehicular access and the elimination of the Elevated, urban renewal and Model Cities funds will further the redevelopment of the area.

HOUSING NEEDS

There are three groups to be served in the development. Two of these groups are in the neighborhood at present, the elderly (150 families) and large (4 children or more) families (35-40 families). They are predominately poor and will either be relocated due to proposed demolition and/or are presently housed in units which are too small for them or of sub-standard

HOUSING NEEDS (continued)

condition. The third group is moderate and middle income families seeking units in the 2-4 bedroom range. The presence of these families is critical for the stability of the community. Some of these families must be consciously attracted to the area while others will naturally desire to locate there due to the proximity of the various commercial and community facilities.

The development will reflect in terms of its physical design, (towers for the elderly), ownership patterns, and financing structure, the differing life styles of the three groups to be served. LRCC is committed to producing a development plan which will satisfy the needs and desires of the entire community.

MORTGAGOR CORPORATION

LRCC will form a separate development corporation to be called the Lower Roxbury Development Corporation which will have the following functions, duties and general structure.

- a) It will either singly or with others form the Mortgagor Corporation for the development of the residential, commercial and community facilities for Parcels R1, 2, 2a, 3 & 4.
- b) It will be structured either as a Chapter 180 or Chapter 121a non-profit corporation for this development and/or it will join with other corporation and individuals to form limited dividend corporations for the purposes of all or part of this development.
- c) The new corporation will be composed of members of LRCC, residents of the lower Roxbury community, and members of the Board of the Tuckerman Foundation.

DEVELOPMENT TEAM

LRCC believes that it is of utmost importance to combine in the development team, a high degree of competence and skill, a high degree of sensitivity to the needs and desires of the community and adequate financial support.

DEVELOPMENT TEAM (continued)

The following is the team so far selected which will be working in close conjunction with LRCC, LRDC and the Tuckerman Foundation:

Architect -	John Sharatt Associates, Inc. Samuel Glaser & Partners
Development Consultant -	Housing Innovations, Inc.
Legal -	Charles Lewis Boston Lawyers for Housing R. Banks R. Devin

The General Contractor has not yet been chosen but a number of large contractors have been approached. Within the next six months, after completion of the preliminary design phase a negotiated contract will be executed. Whatever large contractor is chosen will be required to make a substantial effort to hire local mechanics and to associate with local contractors, and sub-contractors.

* * * * *

It must be clearly understood that this proposal is of a preliminary and general nature. It has been prepared by the Lower Roxbury Community Corporation with the aid of the Boston Redevelopment Authority and the members of the Development Team.

NEW HOUSING

The Lower Roxbury Community Corporation plans to build approximately 400 living units within the 15 acre under discussion. The new development will have the following general specifications:

a) Land area - 15 acre

b) Number of units - approximately 400

c) Gross density - 27 units per acre

d) Apartment distribution:

1 - 2 bedrooms 50%

3 - 4 bedrooms 40%

5 - 6 bedrooms 10%

e) Income distribution:

40% low income

60% moderate and middle income

f) Elderly housing

minimum of 35% of the units to be reserved for the elderly.

g) Parking - approximately 300 units of parking will be provided

h) Total square feet of residential development 470,000

i) Total cost of residential development 9.2 million

These specifications have been developed out of the felt needs of the community without any particular regard for the requirements of subsidy and financing agencies. These specifications are therefore subject to review and modification by those agencies.

STAGING & RELOCATION

Staging and relocation plans have been prepared which permit area residents to be rehoused either in the new housing to be constructed by LRCC, or in the case of 1st stage relocation, in housing to be constructed in the nearby South End. The general objectives are to require only one move and to keep long time residents in the area.

FINANCING AND SUBSIDIES

In order to satisfy the needs of the three major population groups any or all of the following agencies may be utilized in developing a financing program for all or portions of the project, FHA 235 and 236 programs, short term and long term leasing thru the Boston Housing Authority, below market financing thru the Massachusetts Housing Finance Agency. For example housing for the elderly, (apartment towers) and units for large low income families (row housing) may be financed via a combination of MHFA, below market financing, plus leasing thru the BHA, while moderate to middle income housing may be financed thru FHA 235 or 236 programs.

OWNERSHIP AND MANAGEMENT

A number of different types of ownership patterns reflecting the various kinds of residents making up the community is desirable. For example, the elderly prefer a direct rental situation in which the Lower Roxbury Development Corporation would act as the owner and manager of the property, younger families having one to two children may prefer a cooperative type of ownership, while somewhat older families having larger numbers of children may prefer to live in townhouse or rowhouse types of developments under condominium ownership. Every effort will be made to facilitate ownership (condominium or otherwise) for large low income families through the innovative use of various BHA programs.

PHYSICAL NATURE OF THE DEVELOPMENT

In general the development is conceived as a rowhouse development with towers. The elderly and small families having no more than two children would be housed in the towers. While all families requiring from three-six bedrooms would be housed in rowhouses with their own private outdoor space.

COMMERCIAL SPACE

Since there is existing shopping at Dudley Station which maybe renewed in the near future, and since there may be additional commercial development adjacent to the site over the Inner Belt, required commercial space in the development is at a minimum. LRCC plans to build for convenience shopping approximately 10,000 square feet of commercial space at a cost of \$180,000. A drug store, branch bank, dry cleaners, luncheonette, etc., particularly those types of establishments that would service the elderly and the immediate community would occupy this space. These spaces would be built as part of the housing development, and may occupy the first floor of an elderly tower.

COMMUNITY FACILITIES

LRCC proposes to build approximately 10,000 square feet of space for Community Facilities at a cost of \$180,000. These facilities will be particularly focused on the needs of the elderly and the very young. They will also serve to house those institutions in the area which will serve to give it cohesiveness and strength. The following are some of the functions to be served:

- a) Day care - approximately 120 children
- b) Elderly drop-in center
- c) A buying club or co-operative
- d) Offices for LRCC and LRDC
- e) Offices for the various cooperative and condominium associations that maybe formed.

RECREATIONAL SPACE

The new development is adjacent to the proposed Campus High School and the recreational areas within the Campus High School project adequately satisfy the needs of the sub-teen, teen, and young adult age group. Negotiations are underway with the school department to insure that these facilities remain open on week-ends and in the afternoon for the use of local residents. Recreation areas within the development will therefore focus upon suitable spaces for young children, and the elderly. Recreation space for children will be both of the private kind directly attached to the housing units and the more public, tot lot, and playground variety. The location of various types of outdoor recreation space will be carefully planned in relation to the siting of the elderly towers and the large family units. Special care will be taken to screen passive areas from the major arterials bordering the site.

CONCLUSION

Though of a preliminary nature this proposal represents several years research into the housing and other needs of the community. This background will enable LRCC and its development team to move rapidly once it is designated developer.

LOWER ROXBURY COMMUNITY CORPORATION
BOARD OF DIRECTORS

Exhibit "A"

President	Ralph D. Smith
Vice-President	C. Vincent Haynes
Treasurer	Mrs. Ethel Handrahan
Financial Secretary	Thelma Wilson
Corresponding Secretary	Patricia Raynor
Recording Secretary	Sister Delora
Chairman, Relocation	F. George Spagnolia
Chairman, Publicity	Thomas Nutt
Chairman, Membership	Mary Whitt
Members-at-Large:	Marguerite Fisher
	Beryl Roach
	Miriam Becton

LOWER ROXBURY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS

Exhibit "B"

The Tuckerman Foundation

Rev. Virgil Murdock

Mr. Dwight Strong

Mrs. Walter Barnes

Lower Roxbury Community Corporation

Mr. Ralph D. Smith

Mr. C. Vincent Haynes

Thelma Wilson

Sister Delora

tremont st.

PROPOSED EXPRESSWAY

ruggles st.

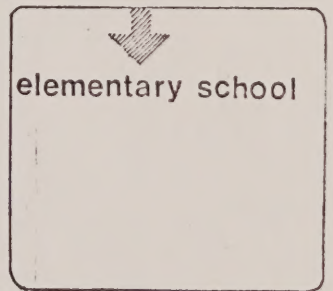
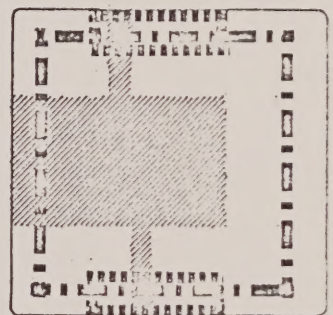
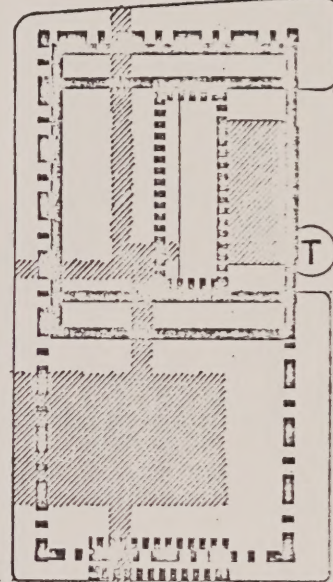
hittier st. project

CAMPUS HIGH SCHOOL

LEGEND

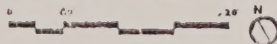
- ■ ■ housing
- parking
- ▨ recreation
- ▬ commercial

PROPOSED LAND USE



elementary school

LOWER ROXBURY COMMUNITY CORPORATION
BOSTON, MASSACHUSETTS



JOHN SHARRATT ASSOCIATES INC.
SAMUEL GLASER & PARTNERS

ARCHITECT
ASSOCIATED ARCHITECTS

